



Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Hazard Tree Removal at 13205 SE 30 th St.
LOCATION:	13205 SE 30 th St.
FILE NUMBERS:	21-104669-GB
PROPONENT:	Karen Ngo, SLC Investment
DESCRIPTION OF PROPOSAL: Proposal to remove two cottonwood trees deemed a hazard located adjacent to a parking lot and within the 50-foot stream buffer of Sunset Creek with replanting of six trees in the stream buffer.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 5/20/2021

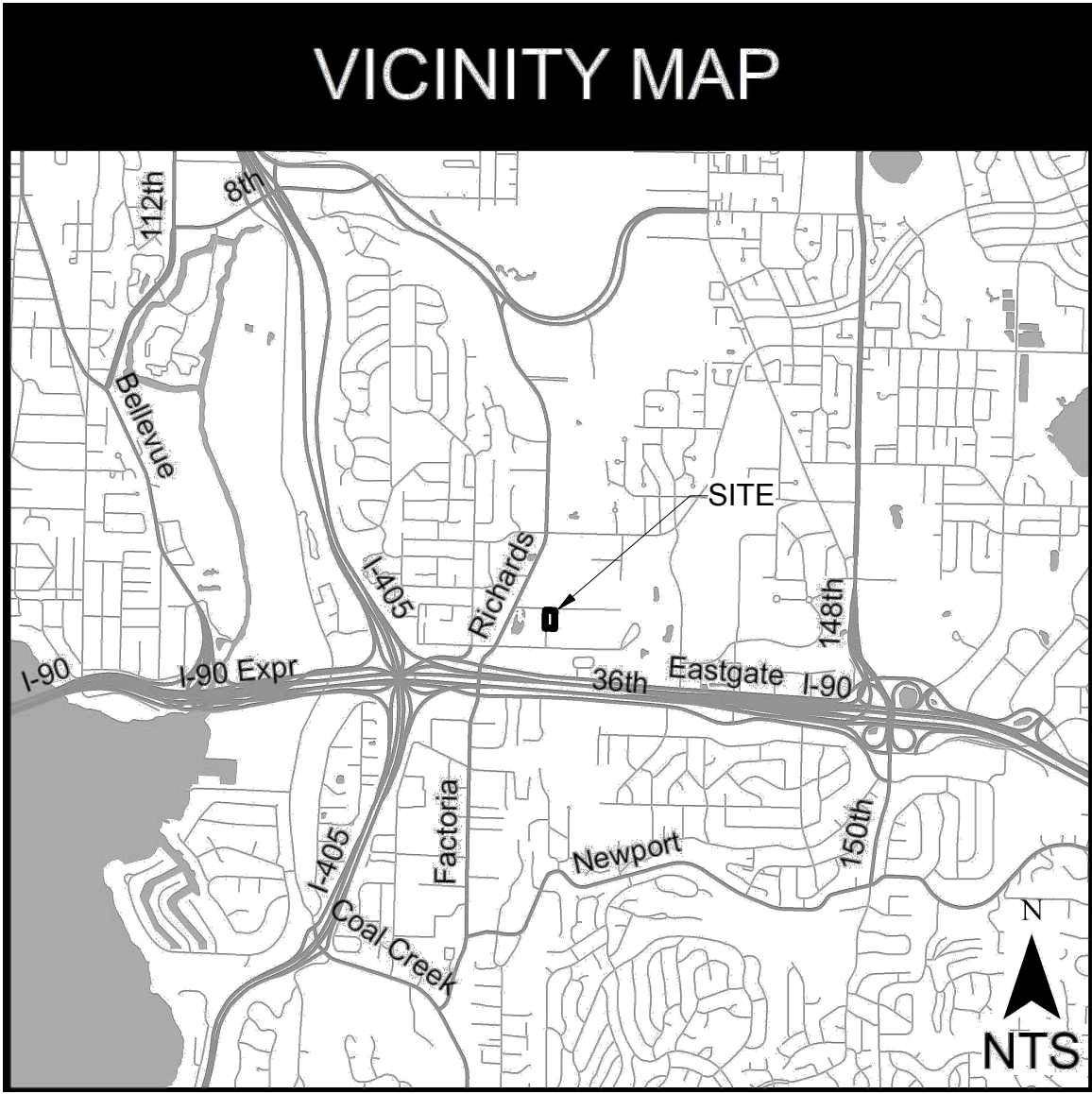
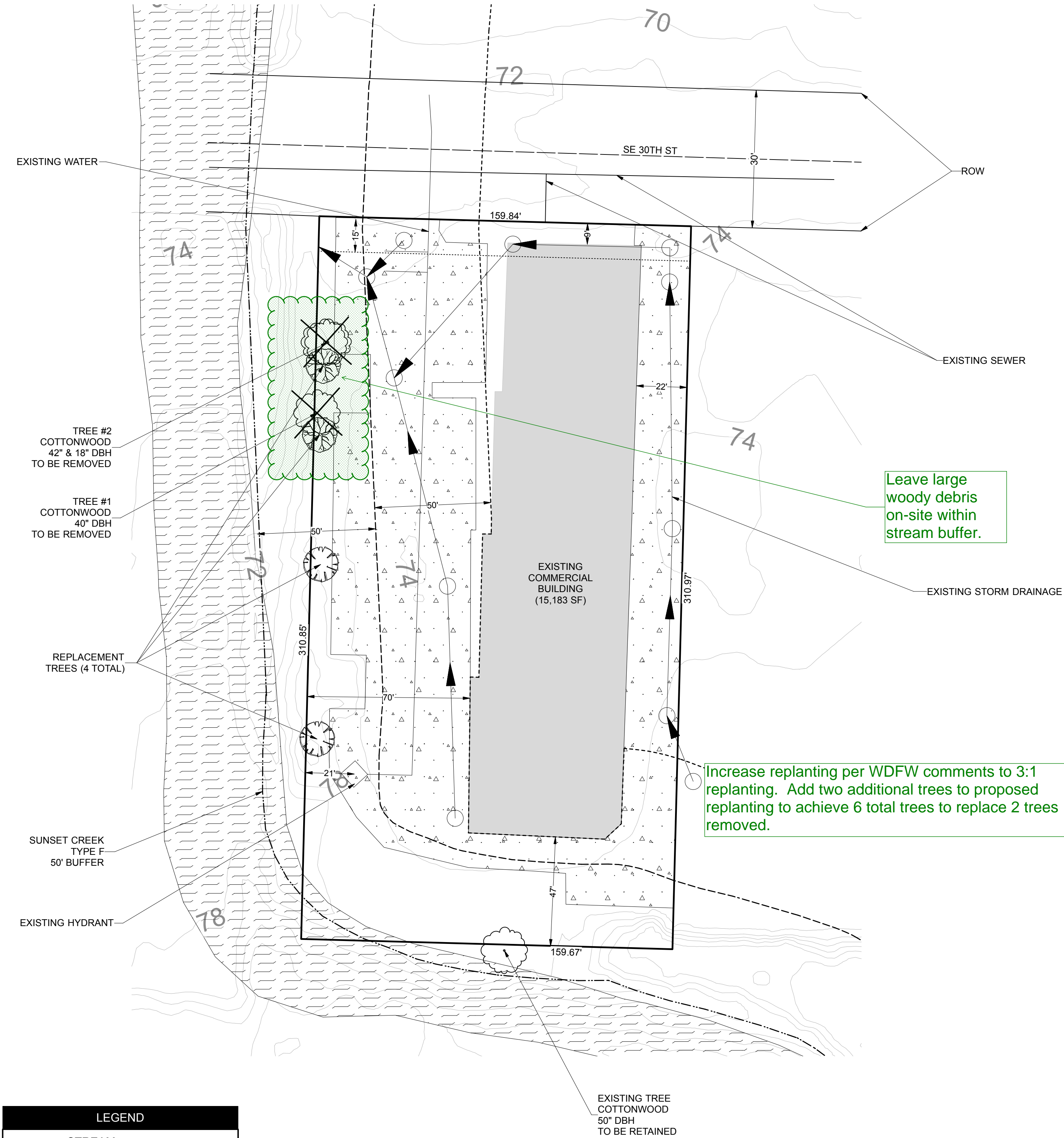
APPEAL DATE: 6/3/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By: *Heidi Bedwell, Planning Manager* **for** **Date:** May 20, 2021
Elizabeth Stead, Environmental Coordinator
Development Services Department

SITE PLAN
SLC INVESTMENT, LLC - 13205 SE 30TH ST
PORTION OF SECTION 10, TOWNSHIP 24N, RANGE 5E, W.M.



SITE LOCATION: 13205 NE 30TH ST, BELLEVUE, WA 98005
PARCEL #5453300291
LEGAL DESCRIPTION: MERCER SLOUGH GARDEN TRS W 1/2 OF N 1/2 LESS ST

NOTES:
LOCATION OF PROPERTY BOUNDARIES AND EXISTING TREES BASED ON SURVEYED BY AXIS SURVEY & MAPPING, DATED 8-17-2020.
LOCATION OF STREAM AND FLOODPLAIN FROM KING CO IMAP & BELLEVUE GIS MAP.
TOPOGRAPHIC CONTOURS FROM KING CO IMAP.
LOCATION OF EXISTING STRUCTURES, PAVEMENT, AND UTILITIES ESTIMATED USING BELLEVUE GIS MAP, AERIAL PHOTOGRAPHS, AND ON-SITE OBSERVATIONS.
ONE OVERLAY DISTRICT IS LOCATED ON SITE - THE CRITICAL AREA OVERLAY DISTRICT INCLUDES ON-SITE STREAM BUFFER.
NO MECHANICAL EQUIPMENT IS CURRENTLY LOCATED ON OR PROPOSED TO BE LOCATED ON THE SITE.
NO NEW FENCES, ROCKERIES OR RETAINING WALLS ARE PROPOSED.
NO NEW STRUCTURES ARE PROPOSED.
NO NEW IMPERVIOUS SURFACES ARE PROPOSED.
NO NEW INTERNAL WALKWAYS ARE PROPOSED AND AS SUCH NO CONNECTIONS TO PUBLIC SIDEWALKS, RIGHTS-OF-WAY, OR ACCESS EASEMENTS ARE PROPOSED.
NO NEW PARKING AREAS OR CONNECTIONS TO EXISTING ROADWAYS ARE PROPOSED. NO CHANGES ARE PROPOSED TO EXISTING ROADWAYS.

PROJECT PROPOSAL:
THE APPLICANT PROPOSES TO REMOVE TWO COTTONWOOD (POPULUS BALSAMIFERA) TREES AND PROVIDE 4 REPLACEMENT TREES WITHIN THE ON-SITE STREAM BUFFER. THE FOLLOWING REPLACEMENT PLANTING PLAN IS PROPOSED.

Replacement Tree Planting Plan			
Common Name	Latin Name	Size	Quantity
Big leaf maple	Acer macrophyllum	1 gallon	2
Red alder	Alnus rubra	1 gallon	2

THE PLANT LAYOUT PRESENTED HERE MAY BE MODIFIED AS NEEDED AT THE TIME OF INSTALLATION DUE TO EXISTING NATIVE VEGETATION PRESENT WITHIN THE STREAM BUFFER.

LEGEND

STREAM

100-YR FLOODPLAIN

STREAM BUFFER

STRUCTURE SETBACK

EXISTING STRUCTURE

EXISTING PAVEMENT

EXISTING COTTONWOOD

BIG-LEAF MAPLE (1-GALLON)

RED ALDER (1-GALLON)

Scale 1" = 30'

0 15 30 45 60

WRI PROJECT # 20274
Scale 1" = 30'
Drawn by: J. Goodman
Date: March 2, 2021

Wetland Resources

9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
TEL: 425.337.3174
FAX: 425.337.3045

PREPARED FOR:

SLC Investment, LLC
Attn: Karen Ngo
13221 SE 26th Street
Bellevue WA 98005

SITE PLAN

SLC INVESTMENT, LLC - 13205 SE 30TH ST
BELLEVUE, WASHINGTON

SHEET 1/2

SITE PLAN
SLC INVESTMENT, LLC - SE 30TH ST
PORTION OF SECTION 10, TOWNSHIP 24N, RANGE 5E, W.M.

PLANTING NOTES:

Obtain all plants from a reputable nursery. Care and handling of all plant materials is extremely important to the overall success of the project. The origin of all plant materials specified in this plan shall be native plants, nursery grown in the Puget Sound region of Washington. Some species substitution may be allowed with agreement of the contracted ecologist.

Handling

Plants shall be handled so as to avoid all damage, including: breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation.

Storage

Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows and treated in a manner suitable to those species' horticultural requirements. Plants must be re-inspected by the landscape architect prior to installation.

Damaged plants

Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site, and properly replaced.

Plant Names

Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the landscape architect or consulting ecologist. All plant materials shall be true to species and variety and legibly tagged.

Quality and condition

Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected. Plants with pruning wounds over 1" in diameter will be rejected.

Roots

All plants shall be or containerized, unless explicitly authorized by the landscape architect and/or consulting ecologist. Rootbound plants will be rejected. Immediately before installation, plants with minor root damage must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of at least an inch.

Sizes

Plant sizes shall be the size indicated in the plant schedule in approved plans, unless approved by the landscape architect or consulting ecologist. Larger stock may be acceptable provided that it has not been cut back to the size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and preferable under some circumstances, based on site-specific conditions. Measurements, caliper, branching, and balling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

Form

Evergreen trees shall have single trunks and symmetrical, well-developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plant schedule. Shrubs shall have multiple stems and be well-branched.

Timing of Planting

Unless otherwise approved by the landscape designer/consulting ecologist, all planting should occur between October 1 and March 1. Overall, the earlier the plants go into the ground during the dormant period, the more time they have to adapt to the site and extend their root systems before the water demands of summer.

Weeding

Non-native, invasive vegetation in the mitigation area will be hand-weeded from around all installed plants at the time of installation and on a routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is recommended without prior approval from the City and consulting ecologist.

Site conditions

The landscaping contractor shall immediately notify the landscape designer and/or consulting ecologist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Planting Pits

Planting pits shall be circular or square with vertical sides, and shall be at least 12" wider in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits. All burlap shall be removed from the planting pit/rootball. Backfill of native soils shall be worked back into holes such that air pockets are removed without adversely compacting soils.

Fertilizer

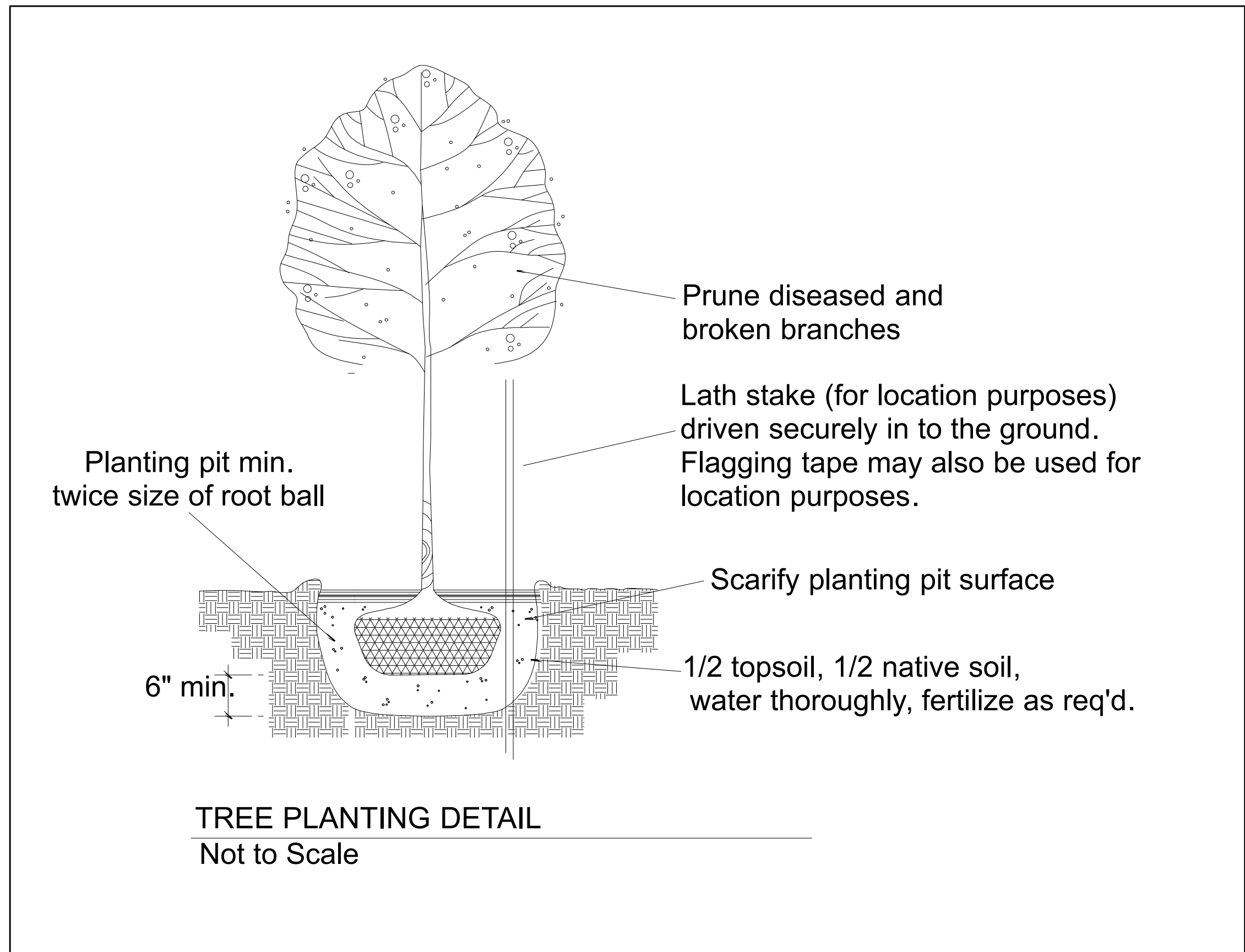
Slow release fertilizer may be used if pre-approved by the landscape architect and consulting ecologist. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No fertilizers shall be placed within planting holes.

Support Staking

Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes. Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway, it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

Mulching

Mulch (woodchip/arborist) shall be applied in three-foot diameter rings around each of the installed plants. Mulch shall be no less than 3 inches deep, and shall be kept 2 inches away from the trunks/stems of installed plants to prevent damage.



WRI PROJECT # 20274

Scale 1" = 30'

Drawn by: J. Goodman

Date: March 2, 2021



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SITE PLAN
SLC INVESTMENT, LLC - SE 30TH ST
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